

September 9, 2021



**RE: Letter of Intent for Les Schwab Tire Center
Special Development Permit Application
PCD File No. PPR-21-023**

To whom it may concern:

Les Schwab Tire Center is applying for Site Development Permit (SDP) for a new tire center.

Consultant/Authorized Representative

Zack Graham, PE
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Owner/Applicant

SFP-E-LLC
P.O. Box 5350
Bend, OR 97708
541-416-5241
George.R.Bunting@lesschwab.com

Site Location, Size, Zoning

Address:
7105 Old Meridian Way
Falcon, CO, 80831
Lot Size ~ 2.484 acres (108,186 SF)
Zoning: Commercial Regional District (CR)

Existing and Proposed Facilities, Structures, Roads, etc.

The existing lot is undeveloped and bound to the north by N Meridian Road, the west by Rolling Thunder Way. Internal public access for vehicles and pedestrians has been provided for the development. Utility mains for service are also located within the existing development.

Proposed structural improvements include a Les Schwab tire center building with showroom, office, restrooms, employee break room, and a service area for servicing vehicles and storing tires. Proposed exteriors include utilities for servicing the building, a paved parking lot, trash enclosure, and a bull pen (CMU enclosure) for temporary storage of waste tires. This Development also includes the installation of new lights which the photometric analysis designed per El Paso County guidance can be seen on the E100 sheet of the SDP plans. These lights consist of both building mounted and free-standing lights chosen to match the surrounding development. The development will also include required landscaping and new trees per El Paso Municipal code and for which a series of landscape plans have been created and included in the SDP plans.

Zoning

The Les Schwab tire center is proposed to be on a parcel zoned CR which allows Vehicle Repair Garage, Commercial under a Special Use Permit. This Special Use Permit has been granted for this site. The justification for this Special Use Permit is listed below:

This special use will fit with the existing character of the neighborhood and may even provide a boost of foot traffic to the adjacent McDonalds and liquor store as customers shop while their car is serviced. There are no surrounding uses that are anticipated to suffer a negative consequence due to the construction of this tire center. The site will provide no detriment to the current or future residents of El Paso County and will provide a useful service in the existing shopping / service-based neighborhood.

The Tire center is also not expected to overburden existing public facilities as a preconstructed site access and series of private roads have already been constructed to serve this development and the surrounding pad sites. These private roads will also contain the increased traffic due to the new business and provide adequate access. A traffic estimate has been attached to this LOI and the developer is aware a road impact fee may be required for this development at time of building permit.

In the design of this facility all local, state, and federal laws regarding air, water, light, or noise pollution will be followed. This site conforms to all other applicable county rules, regulations, and ordinances.

Waiver Requests

No Waiver Requests proposed.

Other Reports

Several other reports have been created for this application and they are listed below with a brief summary of their findings. All the reports listed below have been included with this SDP submission.

- Geotechnical Report prepared by Pickering Cole and Hiver, LLC: This report was prepared to make recommendations on the feasibility and best solutions for development on this site. This report was used in the development of the plans specifically in relation to drainage, pavement design, and structural design of the building.
- SWMP Report prepared by Cushing Terrell: This report discusses the erosion control measures to be undertaken by the contractor during construction to prevent sediment and contaminants from leaving the site. This will be a "living" document that will be modified by the Qualified Stormwater Manager on site and adjusted to reflect the conditions of a changing construction site.
- Drainage Report prepared by Cushing Terrell: This report discusses the proposed solutions for stormwater in the final site condition. This report show that the proposed stormwater design matches the intent and assumptions that were used when designing the regional facilities. The proposed design combined with existing facilities satisfy the County's drainage requirements.
- Traffic Memo – The attached traffic estimate shows a peak load 17 trips for AM peak load and 20 trips for PM peak load which per section B.1.2 of the ECM will not require a Traffic Memo.

Utility Information

The utility providers for this development are listed below as well as a quick summary of how each service will reach the site. Each of the following entities has provided a will serve letter for the property.

Coordination with engineer on design and installation is ongoing will be continued through construction with the contractor once selected.

- Woodman Hills Metro District (Sanitary): A lateral service line is proposed to connect the proposed building the existing sanitary main located in the private drive along the SE property line of the site.

- Falcon Highlands Metro District (Water): Three separate connections to the existing water line located along the SE property line of the site are proposed. The three proposed connections are a proposed water service line for domestic use, a proposed fire line for the building sprinklers, and a proposed lateral to a new hydrant located on the NE section of the site.
- Colorado Springs Utilities (GAS): The building lateral will connect to an existing gas stub which extends into the property from the SE.
- Mountain View Electric (Power): Electrical service will connect to the existing electrical infrastructure located along N Meridian RD. The proposed service will include a transformer located in the NE portion of the site.

Road Impact Fees

The Developer recognizes that road impact fees will be required for this development per resolution 16-454. Road impact fees will be paid following receipt of an invoice from the County.

Sincerely,

Zack Graham, PE

Civil Engineer

Trip Generation Summary

Alternative: Bays

Phase:

Project: Les Schwab

Open Date: 7/20/2021

Analysis Date: 7/20/2021

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
848	STORETIRE 1						11	6	17		12	16	28
	8 Service Bays												
Unadjusted Volume			0	0	0		11	6	17		12	16	28
Internal Capture Trips			0	0	0		0	0	0		0	0	0
Pass-By Trips			0	0	0		0	0	0		4	4	8
Volume Added to Adjacent Streets			0	0	0		11	6	17		8	12	20

Total Weekday Average Daily Trips Internal Capture = 0 Percent

Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.

Source: Institute of Transportation Engineers, Trip Generation Manual 9th Edition, 2012

TRIP GENERATION 2014, TRAFFICWARE, LLC

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